

MANISTEE CITY PLANNING COMMISSION

Meeting of Thursday, November 6, 2008
7:00 p.m. - Council Chambers, City Hall, 70 Maple Street,
Manistee, Michigan

AGENDA

I Call to Order

II Roll Call

III Approval of Agenda

At this time the Planing Commission can take action to approve the November 6, 2008 Agenda.

IV Approval of Minutes

At this time Planning Commission can take action to approve the October 2, 2008 meeting Minutes.

V Public Hearing

Proposed Zoning Amendment 08-08:

To Amend the Manistee City Zoning Ordinance as follows:

Article 2: Definitions; Section 224 W

ADD DEFINITION of Windmill, Accessory

Article 5: General Provisions; Section 515 Accessory Buildings and Structures

ADD Item G Accessory Windmills

Article 16: LI - Light Industrial; Section 1601 Uses Permitted by Right

ADD Item S Windmills, Accessory

Article 17: GI - General Industrial; Section 1701 Uses Permitted by Right

ADD Item P Windmills, Accessory

At this time the Chair shall open the hearing.

City Staff shall present the proposed amendment

The hearing will be opened for public comments

The hearing will be closed

VI New Business

Proposed Zoning Amendments

A Public Hearing was held earlier in the evening to give the public the opportunity speak regarding Proposed Ordinance Amendment 08-08.

At this time the Planning Commission could take action to recommend to City Council the adoption of the proposed Zoning Amendment 08-08.

VII Old Business

VIII Public Comments and Communications

At this time the Chair will ask if there are any public comments.

IX Correspondence

At this time the Chair will ask if any correspondence has been received to be read into the record.

X Staff Reports

At this time the Chair will ask Staff for their report.


XI Members Discussion

At this time the Chair will ask members of the Planning Commission if they have any items they want to discuss.

XII Adjournment



MEMORANDUM

TO: Planning Commissioners
FROM: Denise Blakeslee 
DATE: October 30, 2008
RE: November 6, 2008 Meeting

Commissioners, Enclosed is your packet for the November Planning Commission Meeting. We have the following items on the Agenda:

Public Hearing

Proposed Zoning Amendment 08-08:

To Amend the Manistee City Zoning Ordinance as follows:

Article 2: Definitions; Section 224 W

ADD DEFINITION of Windmill, Accessory

Article 5: General Provisions; Section 515 Accessory Buildings and Structures

ADD Item G Accessory Windmills

Article 16: LI - Light Industrial; Section 1601 Uses Permitted by Right

ADD Item S Windmills, Accessory

Article 17: GI - General Industrial; Section 1701 Uses Permitted by Right

ADD Item P Windmills, Accessory

New Business

Proposed Zoning Amendments

A Public Hearing was held earlier in the evening to give the public the opportunity speak regarding Proposed Ordinance Amendment 08-08.

Bring your calendars with you, we will be scheduling meetings for the Ordinance Review Committee and Master Plan Re-write Committee.

See you Thursday! Please call me if you are unable to attend the meeting.

:djb

**AN ORDINANCE TO AMEND IN PART
AN ORDINANCE ENTITLED "MANISTEE CITY ZONING ORDINANCE"
WHICH WAS ADOPTED FEBRUARY 21, 2006,**

To Amend the Manistee City Zoning Ordinance

Article 2: Definitions

Section 224 W

ADD DEFINITION of Windmill, Accessory

Article 5: General Provisions

Section 515 Accessory Buildings and Structures

ADD Item G

Article 16: LI - Light Industrial

Section 1601 Uses Permitted by Right

ADD Item S

Article 17: GI - General Industrial

Section 1701 Uses Permitted by Right

ADD Item P

THE CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN, ORDAINS:

1. That Article 2: Definitions, Section 224 W be amended by ADDING Windmill, Accessory as follows:

WINDMILL, ACCESSORY: is a wind energy system used to produce electricity for on site consumption and not for resale.

2. That Article 5: General Provisions, Section 515 Accessory Buildings and Structures be amended by ADDING Item G as follows:

G. Accessory Windmills

1. Accessory Windmills shall not be constructed to a height higher than fifty (50) feet, as measured from the finished median grade elevation of the site.
2. Accessory Windmills shall be located in compliance with the front yard setback requirements of the district in which it is located or the height of the accessory structure, whichever is greater.
3. Accessory Windmills shall not be located closer to an adjoining parcel than the height of the

accessory structure or setback requirements, whichever is greater.

4. Accessory Windmills shall not be located closer than ten (10) feet to the principal structure on the property which it is located.
5. The application shall provide for measures acceptable to the Planning Commission to prevent any noise in excess of 60 decibels at any property line.
6. A detailed site plan shall be required and reviewed by the Planning Commission per **Section 2201. B.**

3. That Article 16: LI - Light Industrial, Section 1601 Uses Permitted by Right be amended by adding:

S. Windmills, Accessory, Subject to **Section 515.G**

4. That Article 17: General Industrial, Section 1701 Uses Permitted by Right be amended by adding:

P. Windmills, Accessory, Subject to **Section 515.G**

And make appropriate edits to indexes, tables and chart provisions as necessary

5. **CONFLICTING ORDINANCES:** that any and all ordinances of City of Manistee which may conflict with the provisions of this ordinance as amended, be and are hereby rescinded.
6. **EFFECTIVE DATE:** This Ordinance shall take effect seven days after publication in the Manistee News Advocate.

_____, Mayor Dated

ATTEST:

Michelle Wright Dated
City Clerk/Deputy Treasure

AFFIDAVIT OF PUBLICATION

State of Michigan

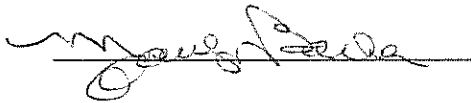
)SS

County of Manistee

Marilyn J. Barker being duly sworn, deposes and says that he/she is one of the editors, publishers of the Manistee News Advocate, a newspaper printed, published and circulated in said County of Manistee, and that the annexed notice of

NOTICE OF PUBLIC HEARING PROPOSED ZONING AMENDMENTS

_____ was duly printed and published in said in said newspaper at least once each week for ONE (1) weeks in succession commencing on the 22nd day of OCTOBER A.D. 2008 and ending on the 22nd day of OCTOBER A.D. 2008



Subscribed and sworn to before me, this 22nd day of OCTOBER, A.D. 2008



Notary Public Jeanine M. Barber, Manistee County
Acting Manistee County

My Commission Expires March 10, 2012

NOTICE OF PUBLIC HEARING PROPOSED ZONING AMENDMENTS

The Manistee City Planning Commission will hold a public hearing for proposed changes to the Zoning Ordinance on Thursday, November 6, 2007 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

List of Proposed Zoning Amendments by Article:

ARTICLE 2: DEFINITIONS

Section 224 W be amended by ADDING Windmill, Accessory as follows:

WINDMILL, ACCESSORY: is a wind energy system used to produce electricity for on site consumption and not for resale.

ARTICLE 5: GENERAL PROVISIONS

Section 515 Accessory Buildings and Structures be amended by ADDING Item G as follows:

G. Accessory Windmills

1. Accessory Windmills shall not be constructed to a height higher than fifty (50) feet, as measured from the finished median grade elevation of the site.

2. Accessory Windmills shall be located in compliance with the front yard setback requirements of the district in which it is located or the height of the accessory structure, whichever is greater.

3. Accessory Windmills shall not be located closer to an adjoining parcel than the height of the accessory structure or setback requirements, whichever is greater.

4. Accessory Windmills shall not be located closer than ten (10) feet to the principal structure on the property which it is located.

5. The application shall provide for measures acceptable to the Planning Commission to prevent any noise in excess of 60 decibels at any property line.

6. A detailed site plan shall be required and reviewed by the Planning Commission per Section 2201. B.

ARTICLE 16: LI - LIGHT INDUSTRIAL

Section 1601 Uses Permitted by Right be amended by ADDING: S. Windmills, Accessory, Subject to Section 515.G

ARTICLE 17: GENERAL INDUSTRIAL

Section 1701 Uses Permitted by Right be amended by ADDING: P. Windmills, Accessory, Subject to Section 515.G

And make appropriate edits to index and chart provisions as necessary

Copies of the proposed Amendments are available for review at the Office of the City Clerk, City Hall, 70 Maple Street, Manistee, Michigan and on the City's Web Page www.ci.manistee.mi.us

Interested parties are welcome to attend the hearing, or written comments with signature can be submitted to: Jon Rose, Community Development, City of Manistee, P.O. Box 358, Manistee, MI 49660, (231) 398-2805.